GRANDVIEW NORTH LLC SHORT PLAT

CITY OF ARLINGTON FILE NO. Z-05-075-FSP

PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC.11, T. 31 N., R. 5 E., W.M.

<u>-DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS</u>

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE: THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER Z-05-075-FSP ON THIS ____ DAY OF-____ THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY-OF ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS: _ _ -

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNIGIPAL AIRPORT, ON -. WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08- AND ARLINGTON MUNICIPAL CODE TITLE 14-ARE AND MAY BE-CONDUCTED INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES EREATING NOISE IMPACTS ON THE PROPERTY.

SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY QUITDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD ---INTERFERE WITH FLIGHT OPERATIONS. I

NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE-----EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURJENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

- - - -

THE FOLLOWING MITIGATION FEES SHALL HAVE BEEN PAID PRIOR TO FINAL - "

THE AMOUNT OF \$2,904.00 FOR CITY NEIGHBORHOOD/MINI PARKS. THE AMOUNT OF \$9,972.00 FOR CITY COMMUNITY PARKS. THE AMOUNT OF \$13,860.00 FOR SCHOOL IMPACT FEES. THE APPROXIMATE AMOUNT OF \$328.00 FOR CITY TRAFFIC FEES.

SUBJECT TO LATECOMER'S AGREEMENTS AND THE TERMS AND CONDITIONS _-THEREOF AS RECORDED SEPTEMBER 30, 1998 UNDER RECORDING NUMBERS 9809300425 AND 9809300426.

DAY OF JONUARY

GRANDVIEW NORTH, LLC

MANAGING MENGER

COASTAL COMMUNITY BANK

EASEMENT PROVISIONS.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

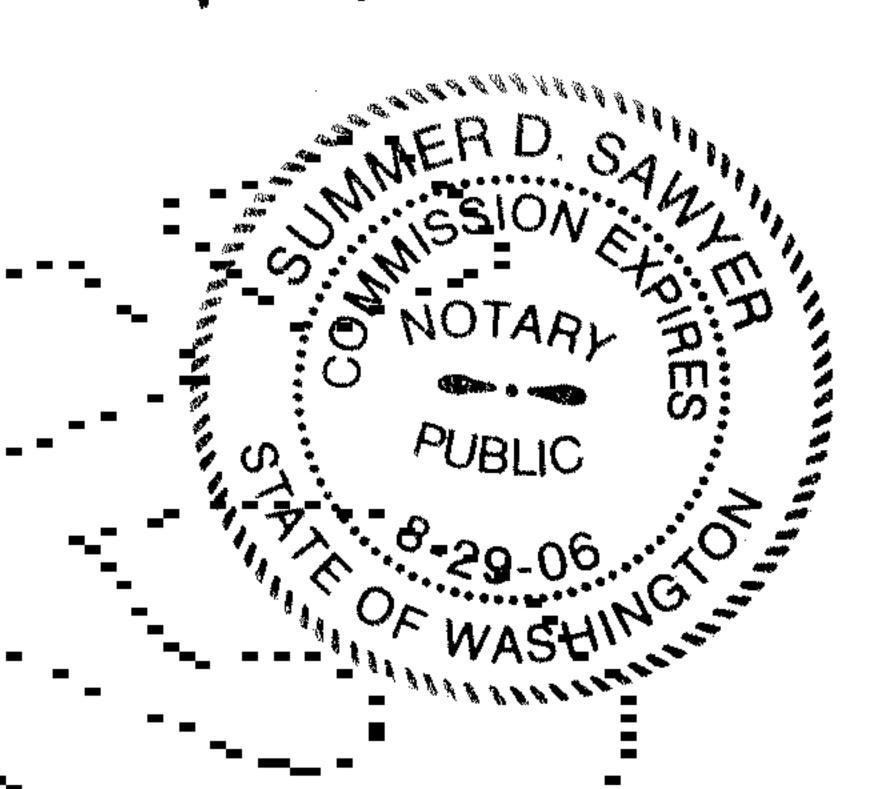
Prepared For GRANDVIEW NORTH LLC

ACKNOWLEDGMENTS.

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT T. WAMMACK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MONOGO MEND OF GRANDVIEW NORTH, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 113112006



SUMMED SOLLAND FOR THE STATE OF WASHINGTON

Summer D Samuer (NOTARY NAME TO BE PRINTED) RESIDING AT: CTCONIte Falls

MY APPOINTMENT EXPIRES: 8189106

---STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN K. STEVENCE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE HESICALD OF COASTAL COMMUNITY BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JONUARY 31, 2006

SARAH JOHNSON -COMMISSION EXPIRES MAY 29, 2007

(NOTARY NAME TO BE PRINTED) RESIDING AT: EVEREN, WAS

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MY APPOINTMENT EXPIRES: MOUDIL 201, 2007-1----

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF SUBDIVISION APPROVAL-

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTER WITHIN 60 DAYS OF THE DATE

CERTIFICATE OF COUNCIL APPROVAL

HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON 12006.

Mayour Lane

2-8-06

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 23_ DAY OF TSPUVANA

FINANCE DIRECTOR/CITY TREASURER

Fornary 2312002

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I-HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2006 TAXES.

RECORDING CERTIFICATE

FILED_FOR RECORD-AT THE REQUEST_OF CASCADE SURVEYING & ENGINEERING, INC., 24-DAY OF <u>Fe-bruagu</u>, 2006- AT 32 MINUTES PAST

OF SHORT PLATS, ON PAGE(S) RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

Bob Terwilliaer-SNOHOMISH COUNTY AUDITOR

BY: DEPUTY COUNTY AUDITOR

Planners

ARLINGTON, WA

PORT'N OF NW1/4, SW1/4, SEC_11. T. FIELD BOOK #:



EXPIRES: 03-01-06

Engineers Surveyors

- - - - <u>-</u> -

105 E. Division-PO Box 326 98223 (360) 435-5551FAX (360) 435-4012

GRANDVIEW NORTH LLC SHORT PLAT

CITY OF ARLINGTON FILE NO. Z-05-075-FSP

PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC.11, T. 31 N., R. 5 E., W.M.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO -- THE PUBLIC USE ALL AREAS SHOWN ON-THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND I WILL MAINTAIN ALL SUCH AREAS FUNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC-USE-SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, -ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY JHE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

GRANDVIEW NORTH, LLC

MANAGING MEMISER

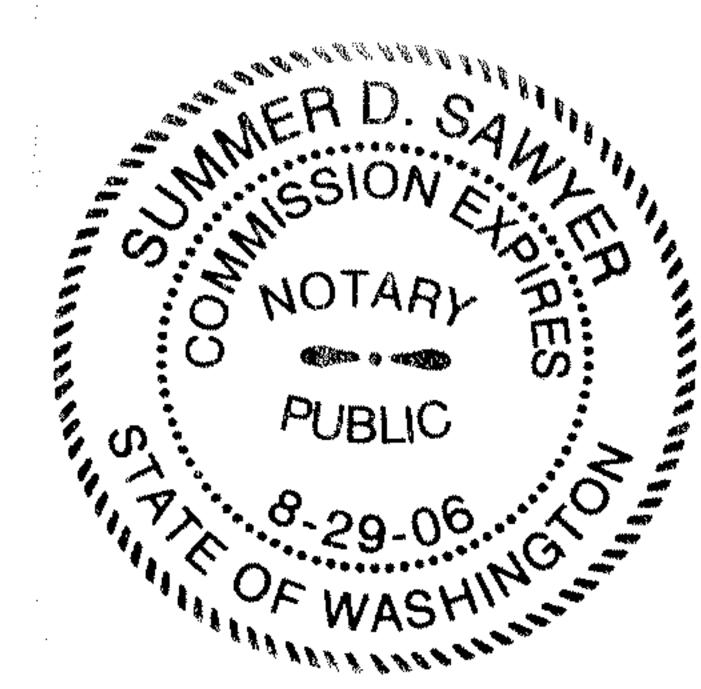
COSTAL COMMUNITY BANK

ACKNOWLEDGMENT:

STATE OF WASHINGTON COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT T. WAMMACK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MODORING MUNICIPAL OF GRANDVIEW NORTH, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 131 2006



SUMPOS SOME STATE NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

- - - -

Symmer D Sauyer (NOTARY NAME TO BE PRINTER) RESIDING AT: Coconte Falls MY APPOINTMENT EXPIRES: 8129 Up

ACKNOWLEDGMENT:

STATE OF WASHINGTON, COUNTY OF SNOHOMISH)

WHO APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED INSTRUMENT AND ACKNOWLEDGED IT AS THE Uncert of GRANDVIEW NORTH, L MENTIONED IN THE INSTRUMENT.

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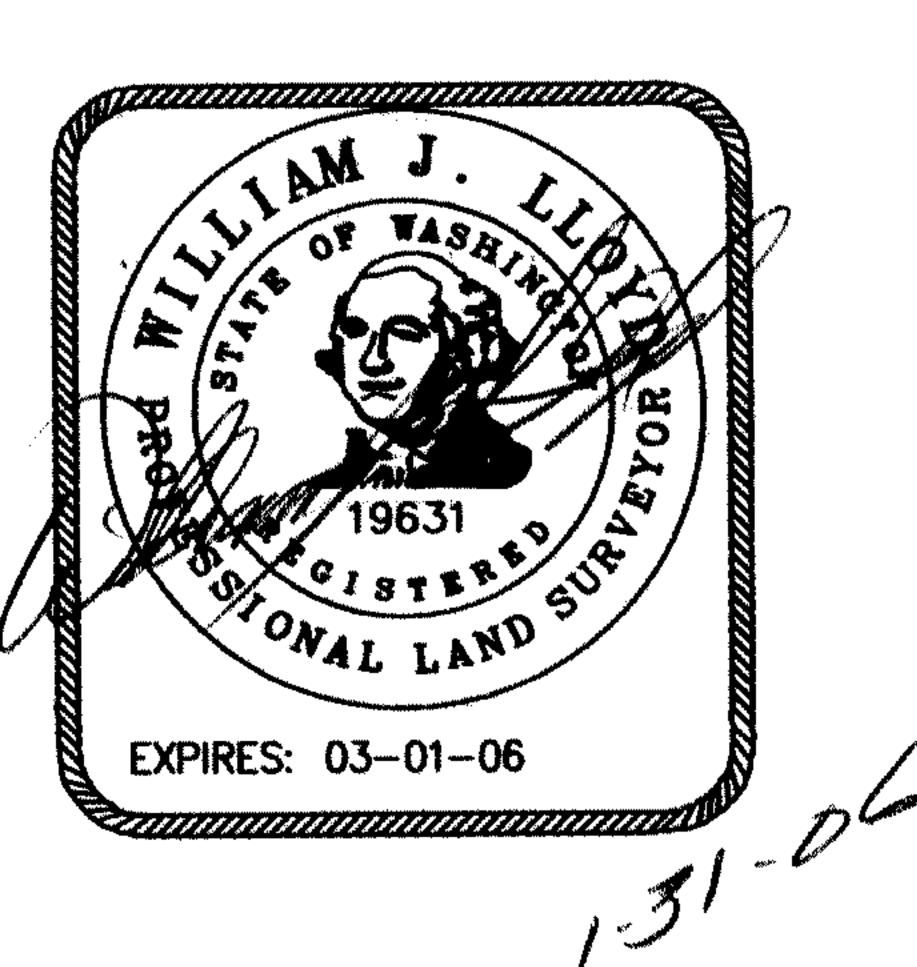
MY APPOINTMENT EXPIRES: MOU 29, 2007

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP (DRAWN-BY-ME/DRAWN UNDER MY SUPERVISION) FROM LAN-ACTUAL-SURVEY-MADE-BY-ME/AN ACTUAL SURVEY MADE UNDER MY SUPERVISION/A-DEED DESCRIPTION RECORDED IN BOOK _______ PAGE ____ OF THE SNOHOMISH COUNTY REGISTRY/OTHER); THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/UNDER MY SUPERVISION) USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10:,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITHIN EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK __, PAGE 6 : AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3/__ DAY OF TANGARY, 2006.

REGISTERED LAND SURVEYOR



SURVEYOR'S VERIFICATION:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH)

WILLIAM J. LLOYD, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THAT CERTIFICATE TO BE A TRUE

SIGNED AND AFFIRMED, BEFORE ME ON THIS 315+ DAY OF January 2006.

-- NOTARY PUBLIC

WASHINGTON. A PROMITE FALLS

- MY COMMISSION EXPIRES 03-29-06.

Prepared For GRANDVIEW NORTH LLC



Planners

105 E. Division-PO Box 326 98223 (360) 435-5551 FAX (360) 435-4012

